



3 Shamfields Road, Spilsby, PE23 5NN



Freehold

£175,000



Key Features

- Detached bungalow
- Two bedrooms
- Lounge & dining kitchen
- Driveway & garage
- Enclosed rear garden
- Gas central heating
- Double glazing
- EPC rating D





A detached bungalow in a popular residential location. Having accommodation comprising: entrance hall, lounge, dining kitchen, two bedrooms and bathroom. Outside the property has a front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed front entrance door with side screen through to the:

ENTRANCE HALL

Having radiator and access to roof space.

LOUNGE

5.32m x 4.1m (17.5ft x 13.5ft)

Having window & sliding patio doors to rear elevation, coved ceiling, two radiators and fireplace with marble back & hearth, inset gas fire and wooden surround.

DINING KITCHEN

3.61m x 2.85m (11.8ft x 9.4ft)

Having window to front elevation, part glazed door to side elevation, coved ceiling, radiator and tile effect vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & extractor over.

BEDROOM ONE

4.05m x 2.57m (13.3ft x 8.4ft)

Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO

3.49m x 2.58m (11.4ft x 8.5ft)

Having window to front elevation, coved ceiling and radiator.

BATHROOM

2.68m x 1.72m (8.8ft x 5.6ft)

Having window to front elevation, coved ceiling, radiator, tiled splashbacks, built-in airing cupboard, panelled bath, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A driveway provides off-road parking and extends down the side of the property to the:

GARAGE

Having up-and-over door, part glazed door to rear garden, light and power.



REAR GARDEN

The rear garden is enclosed and laid to lawn which is currently overgrown.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





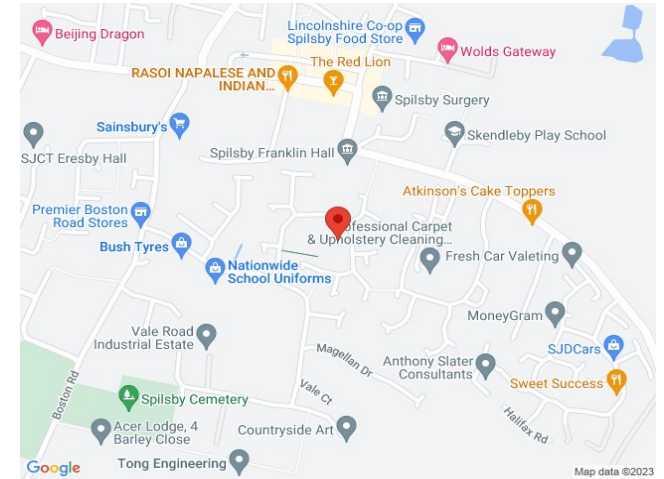
 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 63.2 sq. metres (680.1 sq. feet)



 **NEWTON FALLOWELL**

Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk